

BUILDING ENGINEERING REPORT

FEDERAL BUILDING

517 GOLD AVENUE SW
ALBUQUERQUE, NM

NM0024ZZ



MAY 9, 1994



BPLW
Architects & Engineers, Inc.

BUILDING ENGINEERING REPORT (BER)

Building Name: Federal Building - 517 Gold Avenue SW
Building No: NM0024ZZ
Location: Albuquerque, New Mexico

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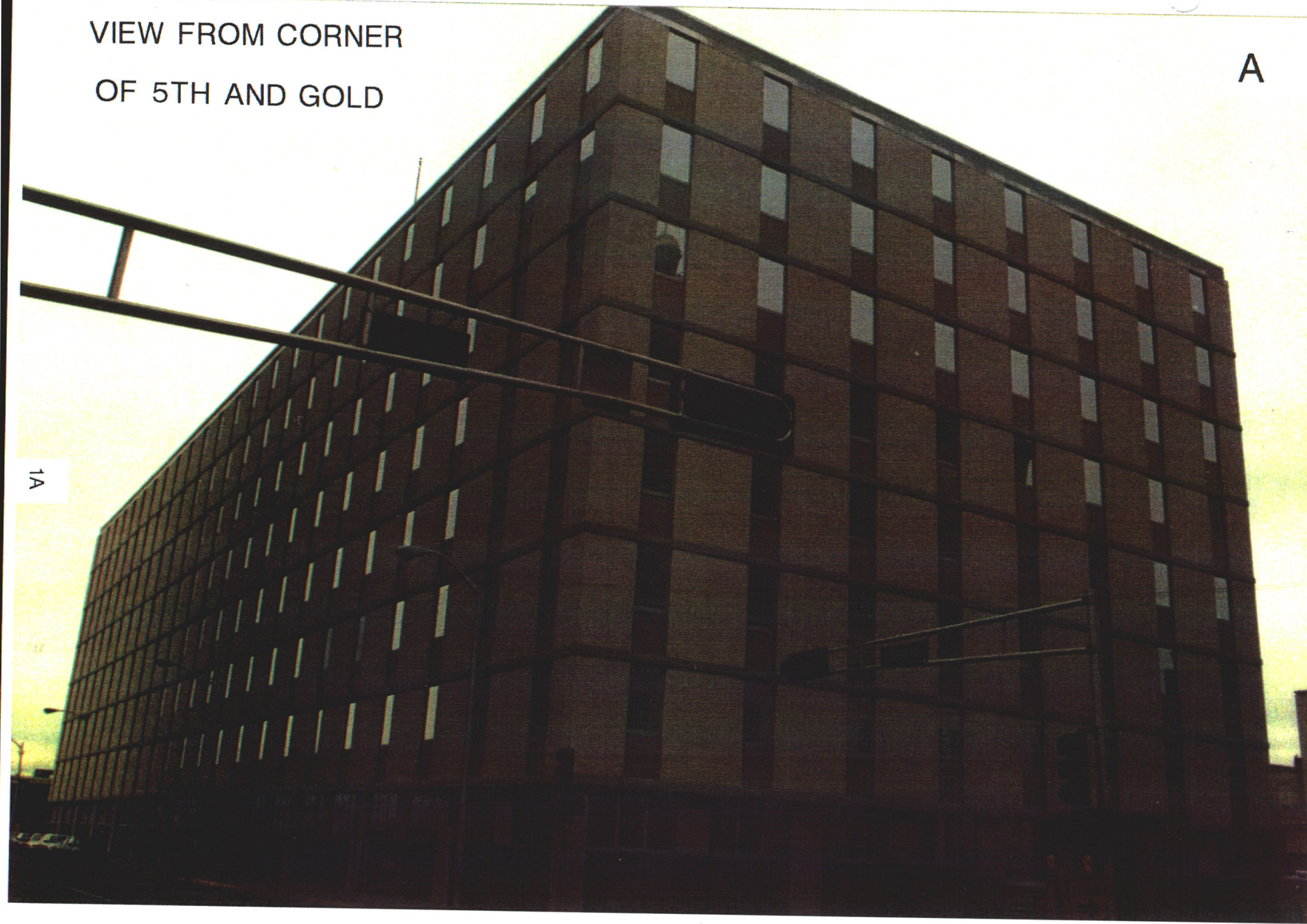
Additional information for this BER is available in the separately bound Technical Backup, which contains the following appendix.

- Appendix A: Existing Conditions Report (ECR), with Architectural, Mechanical and Electrical Systems Descriptions, and Floor Plans
- Appendix B: Energy Audit
- Appendix C: Seismic Analysis
- Appendix D: Strength Evaluation and Structural Analysis
- Appendix E: Asbestos Survey
- Appendix F: Building Profile
- Appendix G: Fire Safety Survey

VIEW FROM CORNER
OF 5TH AND GOLD

A

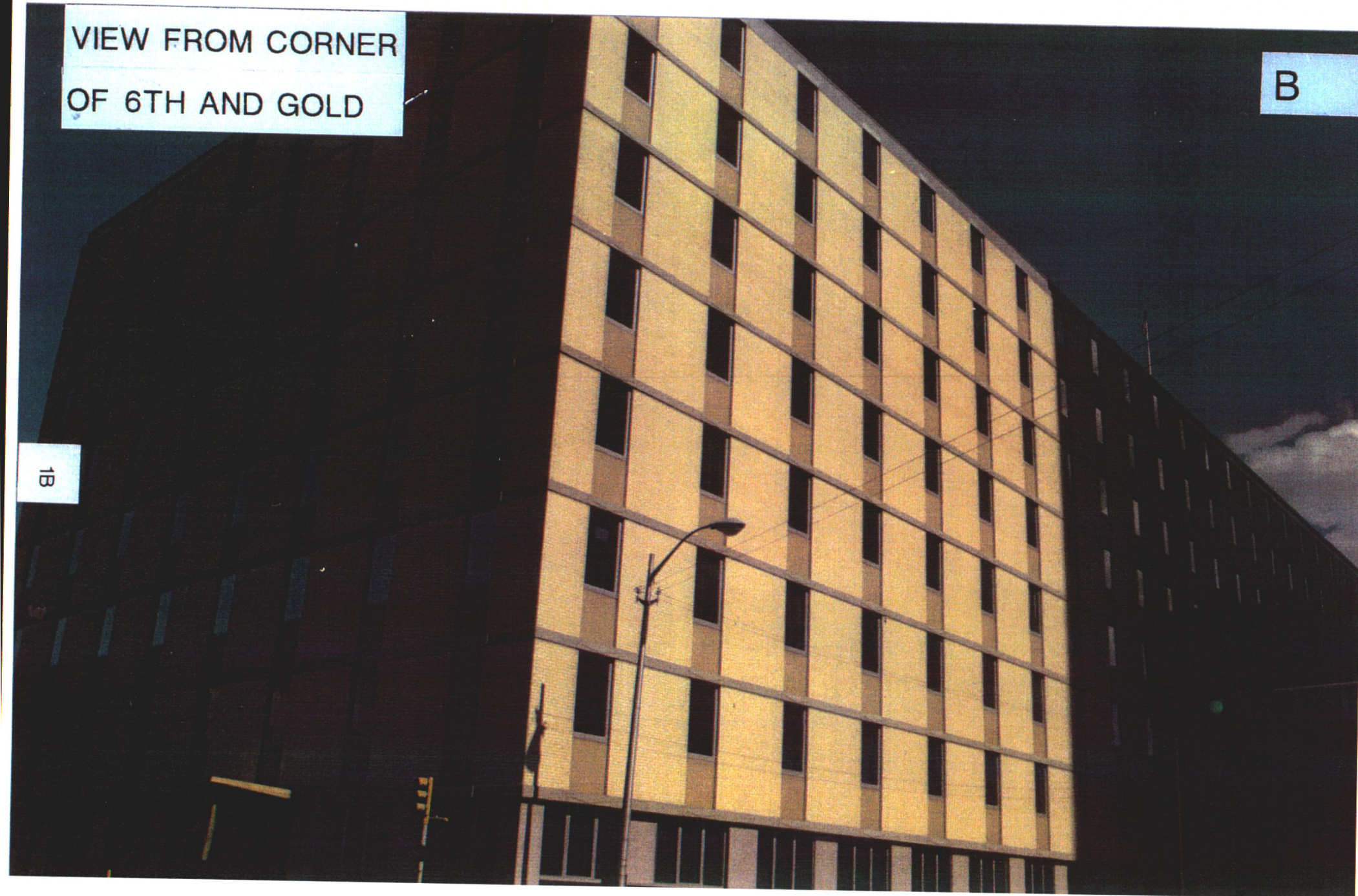
1A



VIEW FROM CORNER
OF 6TH AND GOLD

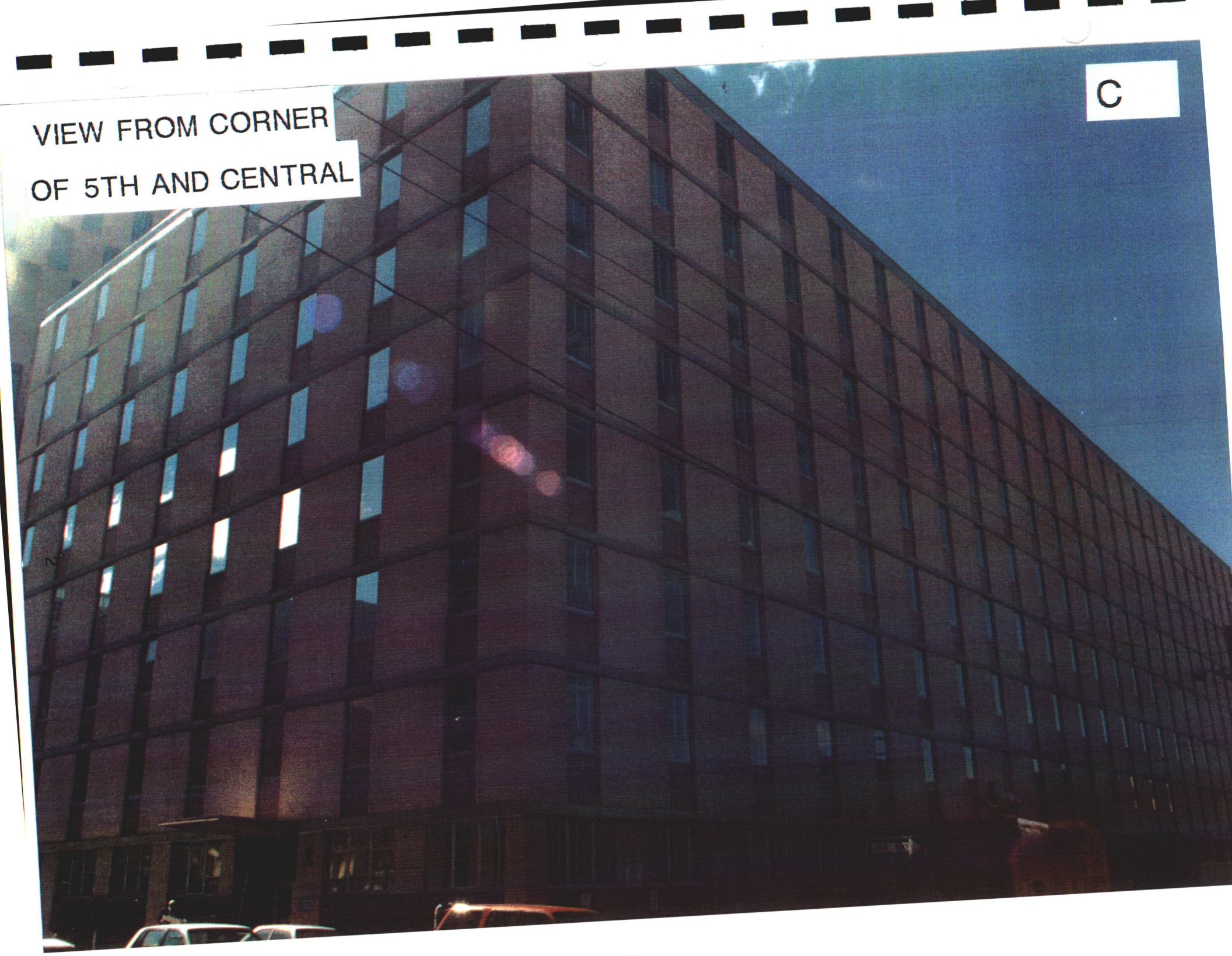
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1B



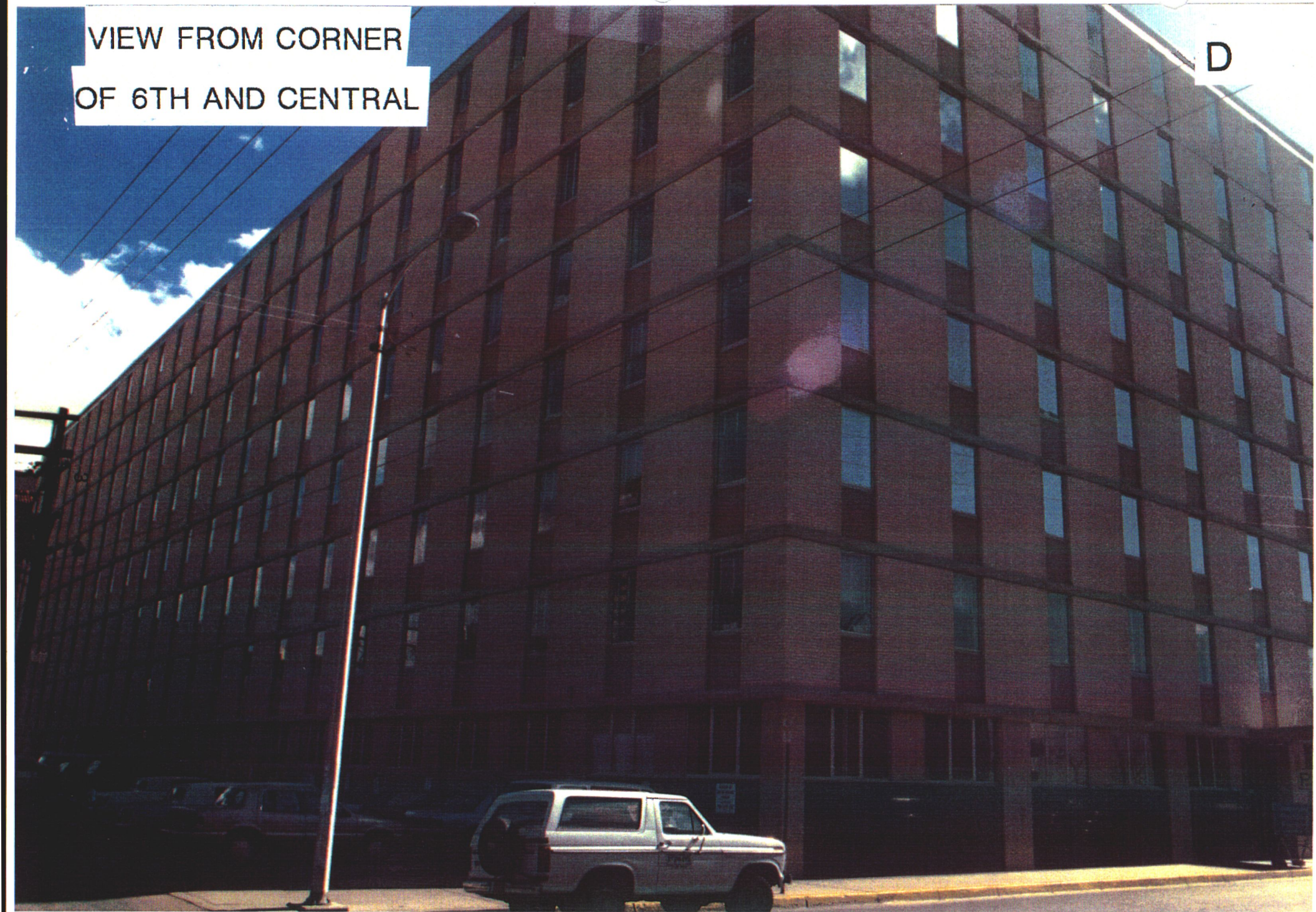
VIEW FROM CORNER
OF 5TH AND CENTRAL

C



VIEW FROM CORNER
OF 6TH AND CENTRAL

D



BUILDING ENGINEERING REPORT (BER)

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BUILDING DATA:

Constructed:	1960	Major Tenants:	Department of Agriculture
Historic Register	N/A		Department of Defense
SEISMIC ZONE:	2B		Federal Executive Board
GSM:	276,535 Sq. Ft. (25,688 SM)		General Services Administration
OSM:	187,686 Sq. Ft. (17,435 SM)		Dept. of Health & Human Services
			Department of Justice
			Department of Treasury
			Snack Bar

PREVIOUS PROSPECTUS(ES):

<u>Prospectus</u>	<u>Year Authorized</u>	<u>Amount</u>	<u>Scope Status</u>
PNM 00241	04/21/88	\$1,967,000	Completed

BUILDING COST DATA:

Building Rent Income	\$2,371,334	(FY-92)
Annual Utility Cost		
Electric	\$415,000	(FY-92)
Gas	\$ 58,700	(FY-92)
Total	\$473,700	(FY-92)
R&A Repair Obligations (yearly average)	\$340,000	(Last 10 Years)

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UNIT SYMBOLS LEGEND

<u>MARK</u>	<u>DESCRIPTION</u>
M	LINEAR METER
SM, M ²	SQUARE METER
CM	CUBIC METER
EA	EACH
LS	LUMP SUM
KW	KILOWATTS
VAV	VARIABLE AIR VOLUME
AHU	AIR HANDLING UNIT
EMCS	ENERGY MONITORING & CONTROL SYSTEM
HDD	HEATING DEGREE DAYS
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION

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SUMMARY WORK ITEM LISTING

Work Item No.	Title	FY 94 Cost	FY 98* Cost
310	INTERIOR FINISHES		
.1	Install New Finishes Due to Floor Leveling - 8 Floors	\$756,000	\$1,030,000
.2	Public Area Remodel - First Floor Lobby and Corridors	\$116,000	\$151,000
.3	Public Area Remodel - Eight Floor Lobbies, Corridors and Two Stairwells	\$610,000	\$855,000
.4	Remove and Replace Ceiling System at Sixth Floor	\$127,000	\$173,000
.5	Remove and Replace Ceiling Systems at Floors 1,2,3,4,5,7,8 and Basement	\$721,000	\$982,000

**GENERAL SERVICES ADMINISTRATION
FEDERAL BUILDING, 517 GOLD AVENUE SW**

**ALBUQUERQUE, NEW MEXICO
PROJECT NO. NM0024ZZ**

Work Item No.	Title	FY 94 Cost	FY 98* Cost
315	STRUCTURAL		
.1	Install Floor Leveling	\$4,100,000	\$5,586,000
.2	Upgrade Column Capitals to Design Live Load	\$924,000	\$1,259,000
410	ELECTRICAL		
.1	Replace and Upgrade 480/277V and 208/120V Electrical Distribution System	\$430,000	\$584,000
.2	Replace Branch Circuit Wiring	\$202,000	\$275,000
.3	Replace Lighting on 6th Floor	\$109,000	\$148,000
440	SPACE IMPROVEMENTS AND CONVERSION		
.1	Interior Finishes, Tenant Work	\$1,171,000	\$1,595,000
450	FOOD SERVICE FACILITIES		
.1	Relocate Food Service From Basement to Central Location	\$225,000	\$307,000
